150.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,112,400 / 1,112,400
					USE VALUE:	1,112,400 / 1,112,400
					ASSESSED:	1,112,400 / 1,112,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHVANY MICHAEL L
Owner 2:	CHVANY SALLY F
Owner 3:	
Street 1:	23 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,602 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Brick Veneer Exterior and 2546 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9602.000	546,000		566,400	1,112,400
Total Card	0.220	546,000		566,400	1,112,400
Total Parcel	0.220	546,000		566,400	1,112,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.92 | /Parcel: 436.9

Legal Description

User Acct 99574

GIS Ref

GIS Ref

Insp Date 05/04/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150.0-0006-0012.0

!11796!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	546,000	0	9,602.	566,400	1,112,400	1,112,400	Year End Roll	12/18/2019
2019	101	FV	407,800	0	9,602.	531,000	938,800	938,800	Year End Roll	1/3/2019
2018	101	FV	405,900	0	9,602.	439,000	844,900	844,900	Year End Roll	12/20/2017
2017	101	FV	405,900	0	9,602.	403,600	809,500	809,500	Year End Roll	1/3/2017
2016	101	FV	405,900	0	9,602.	368,200	774,100	774,100	Year End	1/4/2016
2015	101	FV	389,400	0	9,602.	361,100	750,500	750,500	Year End Roll	12/11/2014
2014	101	FV	389,400	0	9,602.	335,600	725,000	725,000	Year End Roll	12/16/2013
2013	101	FV	389,400	0	9,602.	319,300	708,700	708,700		12/13/2012

PRINT

Date	Time
12/11/20	01:55:52

LAST REV

Date	Time
06/12/18	10:30:08
apro	
11796	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIPPEL LISA M	28724-309		6/18/1998		306,000	No	No		Y

USER DEFINED

Prior Id # 1:	99574
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2003	829	Addition	80,000	C		G6	GR FY06	13X11, 2STY, 1/2BT
6/19/1998	398	Redo Bat	2,500					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2018	MEAS&NOTICE	BS	Barbara S
3/19/2009	Inspected	372	PATRIOT
1/15/2009	Measured	336	PATRIOT
7/6/2005	Permit Visit	BR	B Rossignol
11/30/1999	Mailer Sent		
11/23/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9602		Sq. Ft.	Site		0	80.	0.74	9									566,449						566,400	

Total AC/HA: 0.22043 | Total SF/SM: 9602 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 566,449 | Spl Credit | Total: 566,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06241155
Const Adj.:	1.02021921
Adj $ / SQ:	135.487
Other Features:	106893
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572327
Depreciation:	26327
Depreciated Total:	546000

COMMENTS

EXTRA SHOWER AND SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	2	HB	1					

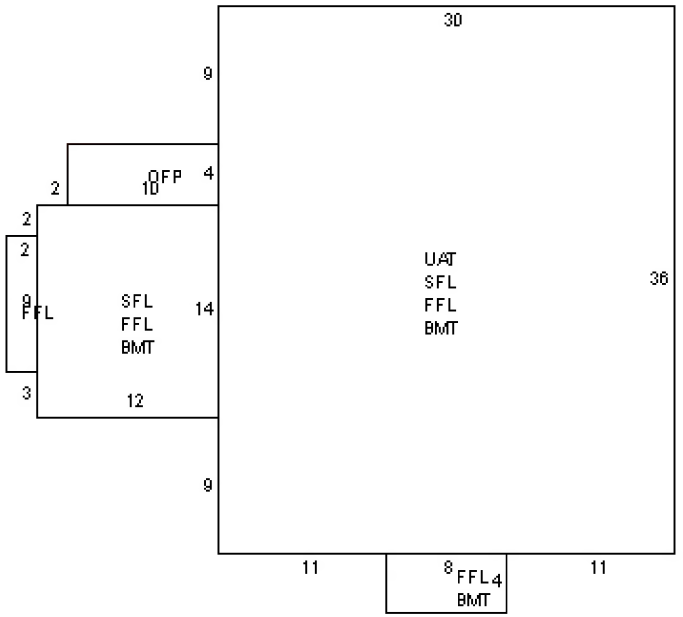
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.04
Special Features:	0	Val/Su Net:	132.01
Final Total:	546000	Val/Su SzAd	214.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,298	135.490	175,862
BMT	Basement	1,280	40.650	52,027
SFL	Second Floor	1,248	135.490	169,087
UAT	Upper Attic	270	54.190	14,633
OFP	Open Porch	40	44.890	1,796

Net Sketched Area:	4,136			Total:	413,405
Size Ad	2546	Gross Are	4946	FinArea	2546

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: